4623 22 Avenue NW

Calgary | Active | MLS® A2358079

$824,900









Bedrooms	Bathrooms	Year Built	Living area
3	**2**	**1967**	**1,211.4 sq. ft.**

Your next move starts with a conversation.

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Listed by First Place Realty

A closer look

Welcome home to this spacious and thoughtfully updated bungalow in the heart of Montgomery. The kitchen is designed to make everyday life easier. The open living/dinning room is ideal for casual meals and family conversations. French doors from the dining area open to the large south facing cedar balcony creating an effortless indoor-outdoor flow for barbecues and gatherings. The living room has large windows allowing for streams of south sun, offering a comfortable space to unwind. Three good sized bedrooms on main with a 3 piece ensuite in master and a full 4 piece bathroom . Downstairs has a walkup basement, the door opens up to the private hot tub on the cedar patio, flexible open space that could serve as an office/gym. The laundry is in the basement with generous storage space. Outside, the large south private backyard is framed by mature trees, a large balcony, beautifully landscaped, low maintenance, fully fenced perfect for kids, pets, or quiet evenings outdoors. Enjoy the 4 person hot tub or the firepit. A 5 year old double detached garage. Life in Montgomery enhances your routines and weekends alike. Walk the kids to school, bike to work, or explore Edworthy Park, bike or walk along the Bow River, hike the Douglas Fir Trail. With quick access to both downtown and the mountains, this home offers a lifestyle that’s as practical as it is enjoyable. New furnace and a/c in 2020, Hot water tank in 2021, Kitchen reno in 2019, new sidewalks in 2021, 30 yr shingles in 2010, 8x10 shed, garage in 2021 and more. A must see home. Meticulously kept!!!!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2358079
Bedrooms	3
Bathrooms	2
Year Built	1967
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Bungalow

Total Living Area:	1,211.4 sq. ft.
Main Level Finished Area:	1,211.4 sq. ft.
Acreage:	No
Lot Area:	5,995 sq. ft.
Lot Frontage:	15'3¼"
Front Exposure:	North
Unit Exposure:	North
Levels:	One
Total Rooms Above Grade:	6
Year built:	1967 (Age: 59)
Bedrooms:	3 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	3
Bedrooms Below Grade:	0
Bathrooms:	2.0 (Full:2, Half:0)
Num Ensuite Baths:	1
Plan:	4994GI
Heating:	High Efficiency, Forced Air, Natural Gas
Basement:	Full, Partially Finished, Separate/Exterior Entry, Walk Up
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Stucco
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Granite, Laminate

Cooling:	Central Air
Fireplaces:	0
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Detached, Off Street
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	In Basement
City Quadrant:	Northwest
Community:	Montgomery
Appliances:	Central Air Conditioner, Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Inclusions:	Hot tub, Built-in closet in bedroom, mounted tv stand in living room
Restrictions:	None Known
Main Floor	Living Room · 20'2" × 13'7" ·
Main Floor	Balcony · 22'5" × 15' ·
Main Floor	Bedroom · 11'6" × 7'11" ·
Main Floor	Kitchen · 11'4" × 9'8" ·
Main Floor	Walk-In Closet · 6'3" × 3'11" ·
Main Floor	Bedroom - Primary · 15'6" × 11'6" ·
Main Floor	Dining Room · 13'3" × 8' ·
Main Floor	Bedroom · 9'4" × 9'3" ·
Main Floor	Entrance · 13'3" × 5'7" ·
Lower Level	Furnace/Utility Room · 22'10" × 22'8" ·
Lower Level	Family Room · 20' × 11'6" ·
Lower Level	Flex Space · 15'10" × 10'10" ·

Title to Land:	Fee Simple
Community Features:	Playground, Pool, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights
Interior Features:	French Door, No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance, Storage, Vinyl Windows
Exterior Features:	Balcony, BBQ gas line, Fire Pit, Private Yard
Patio And Porch Features:	Deck
Lot Features:	Back Lane, Back Yard, Front Yard
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone NW
Zoning:	R-C1
Listed Date:	Nov 13, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/4623-22-avenue-nw-calgary-a2358079/

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